

06.22.2021  
English Virtual  
Community  
Meeting

# Arlandria Chirilagua Plan

Para la interpretación en español, por favor haga clic en el icono del globo en el fondo de su pantalla y selecciona “español”





## Neighborhood Context

# Planning Process Objectives

- Preserve Arlandria-Chirilagua as *a culturally diverse neighborhood*
- *Protect residents' ability to remain in the community* despite anticipated market pressures
- Support the *existing commercial corridor, local businesses, and the community's access to daily needs*
- Build *on neighborhood walkability, safety, and transportation options*
- *Connect and expand the open space network with* more play areas and outdoor living rooms
- *Empower residents* to advocate for their needs and participate in decisions affecting their neighborhood

# Draft Housing Recommendations

## Expand Housing Opportunity, including Deep Affordability

- Support affordable housing developers through partnerships, technical assistance, and city gap funding
  - Create housing that accommodates different household sizes, compositions, ages, and abilities
- Use additional density and height and public land to maximize affordable housing, including units affordable at 40-50% of the area median income (AMI)
- Require 10% of rental market-rate development above the density envisioned in the 2003 Plan to be affordable at 40-50% AMI
  - For-sale affordable housing to be affordable consistent with city policy
- Expand homeownership training and counseling and explore ways to create new affordable homeownership opportunities



# Draft Housing Recommendations

## Preserve and Invest in Existing Housing

- Encourage apartment owners to improve existing housing conditions and stabilize rent increases by providing technical assistance and financial incentives
- Provide capacity building and support to the Chirilagua Cooperative

## Empower and Protect Residents

- Prioritize residents currently living in Arlandria for new deeply affordable housing units and help community members become “ready to rent”
- Support tenant empowerment through training
- Provide landlord-tenant mediation and support, including eviction prevention services
- Ensure eligible residents receive tenant protections, relocation support, and other assistance if residential properties redevelop

### 2021 Maximum household incomes for affordable units (by household size)

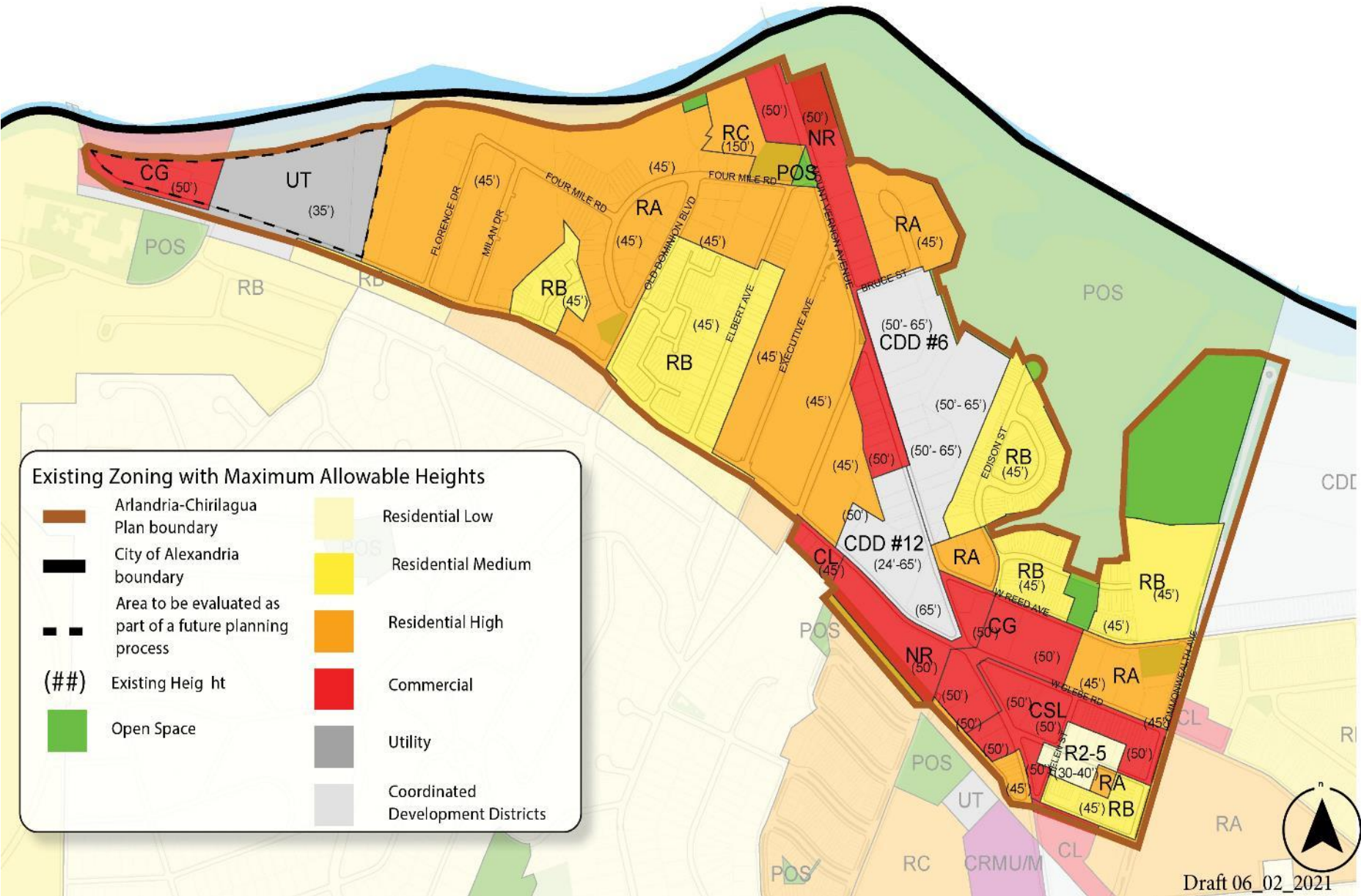
Area Median Income	1-person	4-person	6-person
40%	\$36,120	\$51,600	\$59,880
50%	\$45,150	\$64,500	\$74,850
60%	\$54,180	\$77,400	\$89,920

### 2021 Maximum affordable rents, including utilities (by unit size)

Area Median Income	Studio	1 Bedroom	2 Bedroom	3 Bedroom
40%	\$903	\$968	\$1,161	\$1,342
50%	\$1,129	\$1,209	\$1,451	\$1,678
60%	\$1,355	\$1,451	\$1,742	\$2,013

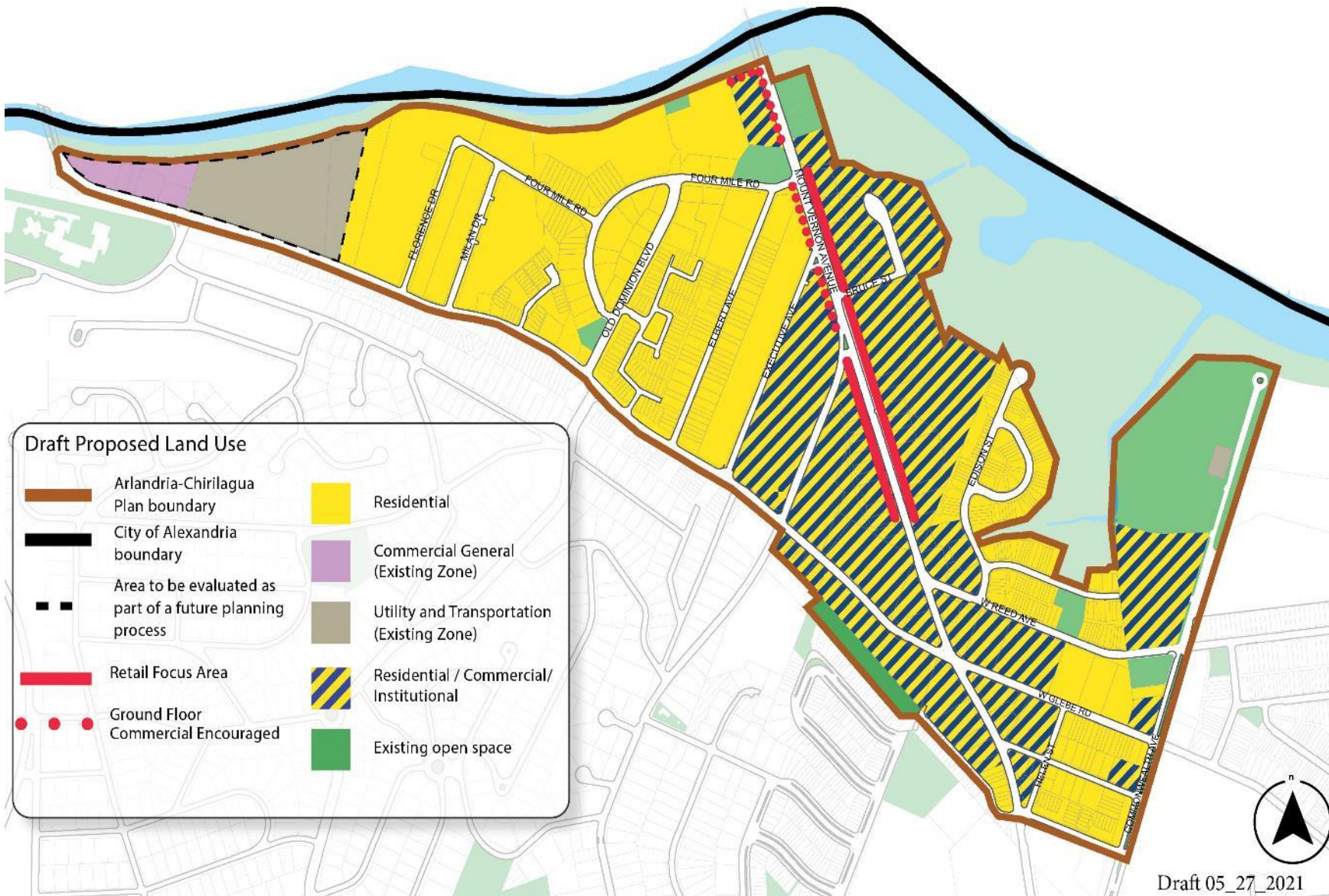


# Existing Zoning and Maximum Allowable Heights





# Proposed Land Use



- Enable flexibility for a variety of land uses for a diverse, thriving neighborhood
- Concentrate retail to facilitate successful retail and heightened pedestrian and social activity
- Maintain and enhance the retail core with a mix of retail, restaurant, and neighborhood amenities
- Encourage residential uses, particularly deeply affordable housing, above retail core and elsewhere within the neighborhood
- Encourage a diversity of housing types



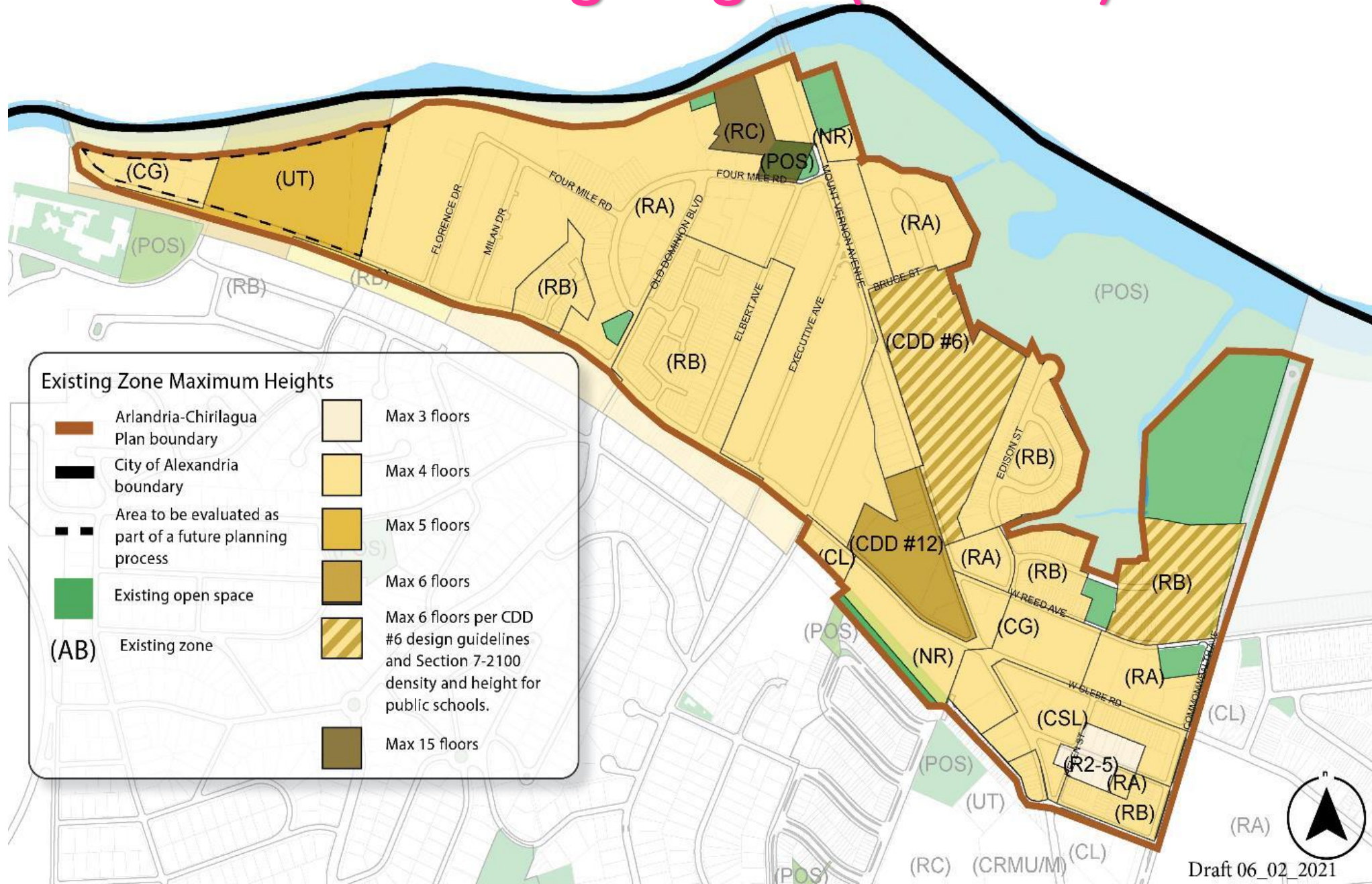
# Entrepreneurship

- With redevelopment, concentrate retail in the core of the business corridor to facilitate a successful retail environment
- Embrace and support local entrepreneurial spirit; grow the diversity of businesses and social fabric of the Chirilagua community
- Explore options for removing regulatory and other barriers to entry for new microbusinesses that can generate income for residents
- Provide support to growing microbusinesses ready to transition to brick and mortar





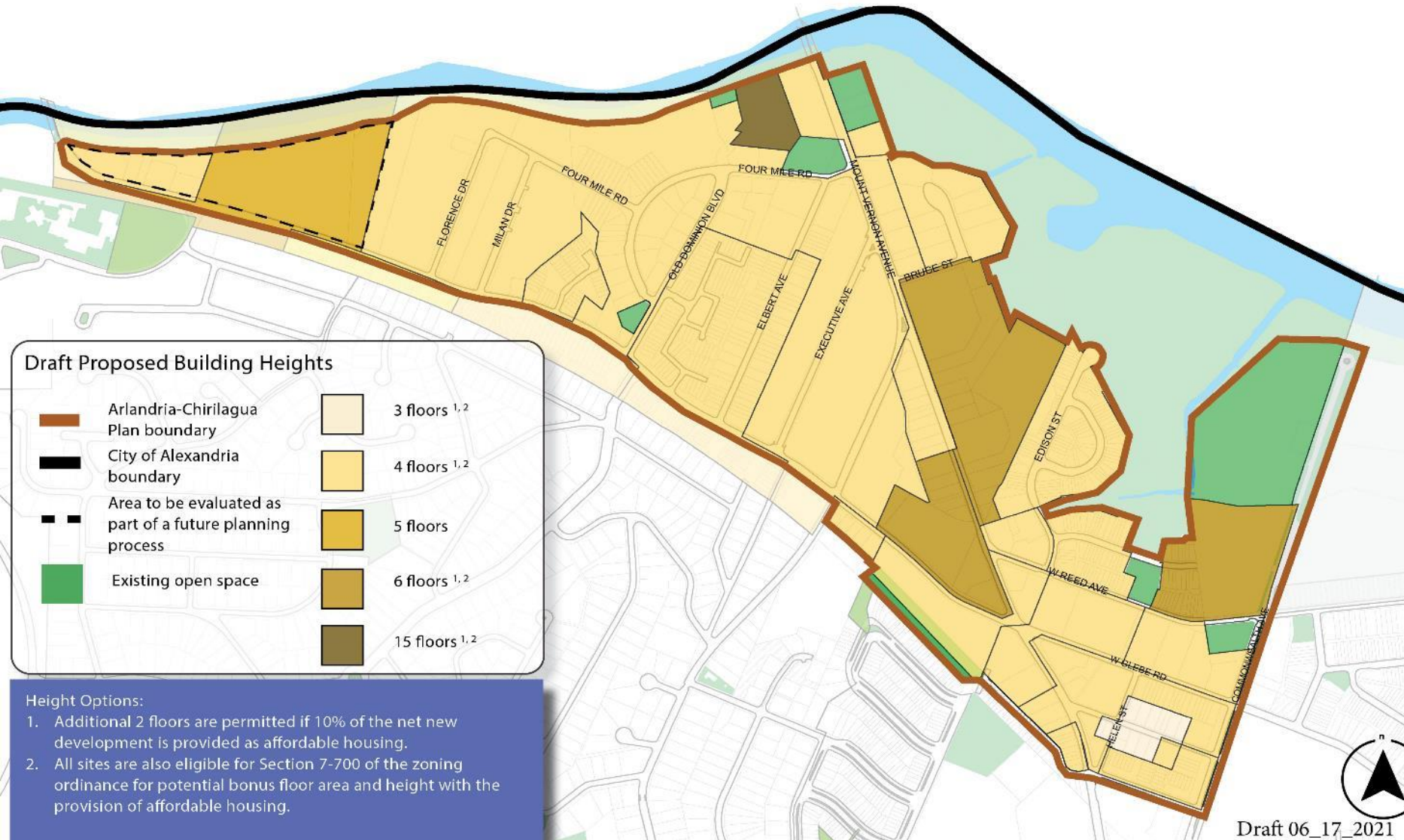
# Current Allowed Building Heights (in floors)





# Draft Proposed Building Heights

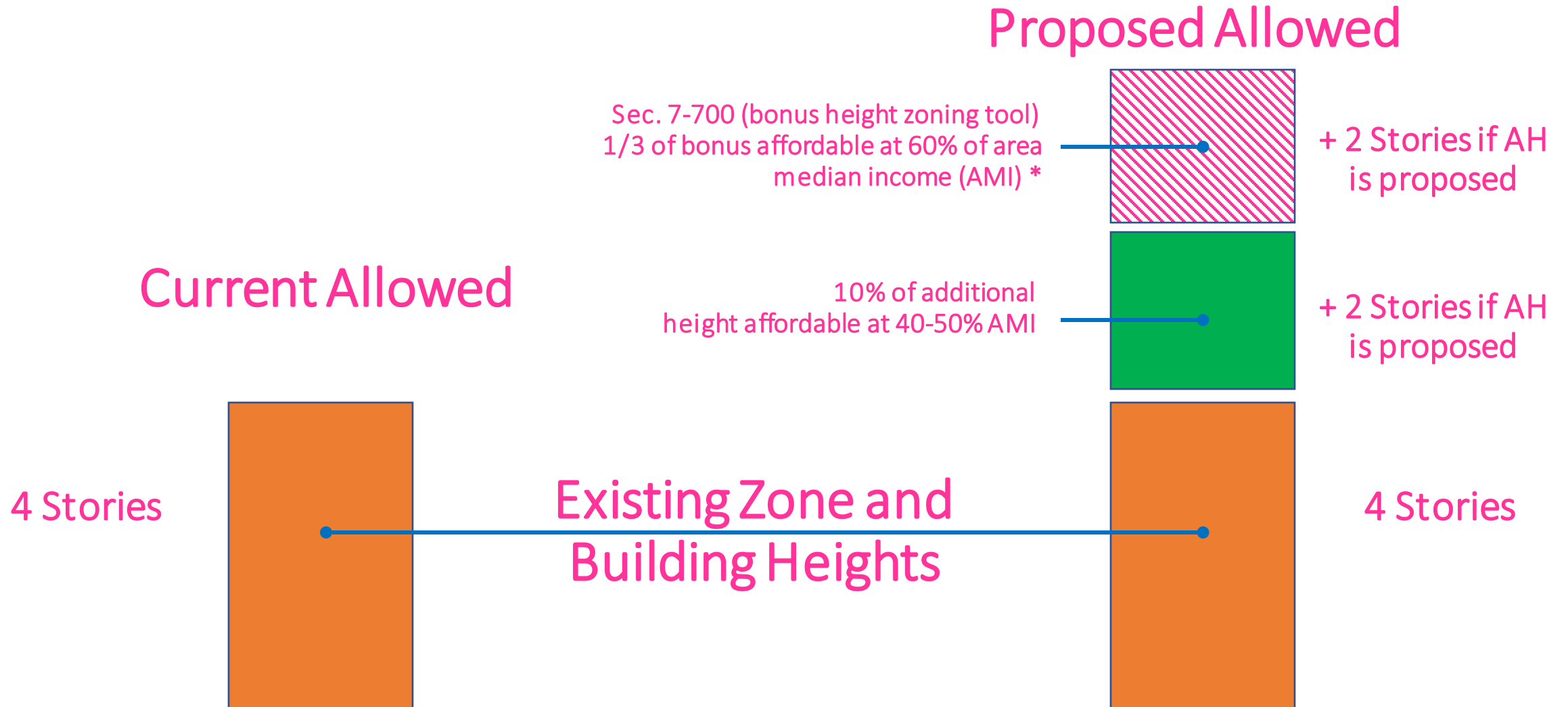
Existing maximum heights are retained unless a project provides affordable housing



- Existing height and zoning are only proposed to change if a project provides affordable housing -- a minimum of 10% of the bonus height/density must be provided as affordable housing at 40-50% AMI
- Maximize housing affordability while maintaining a walkable urban village feel, sensitive to neighborhood context and the character of Arlandria-Chirilagua



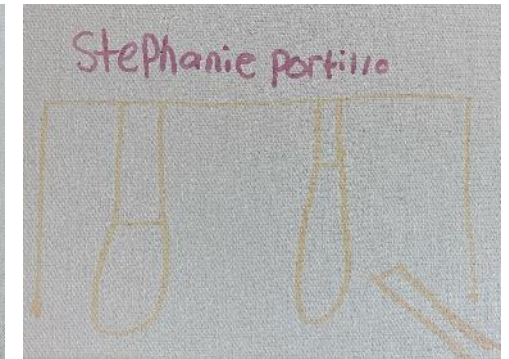
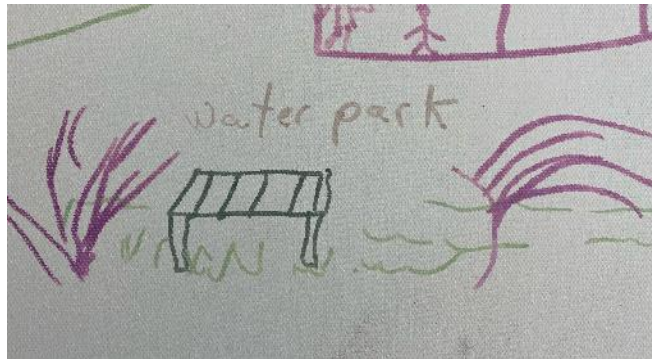
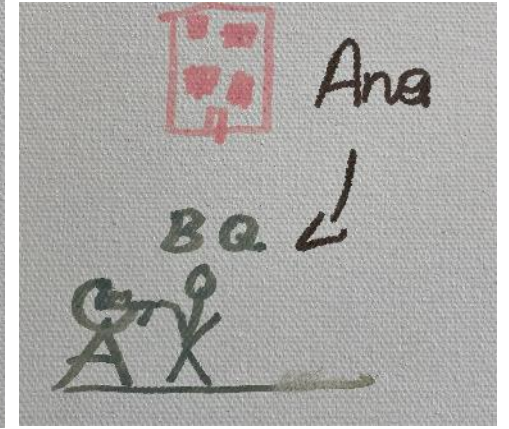
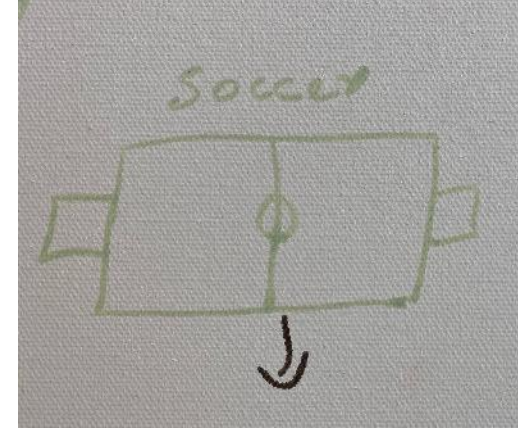
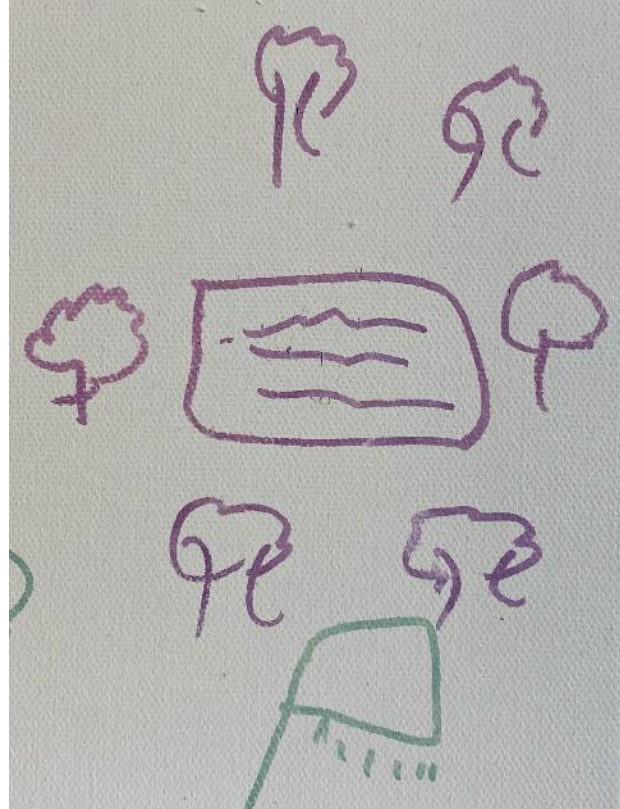
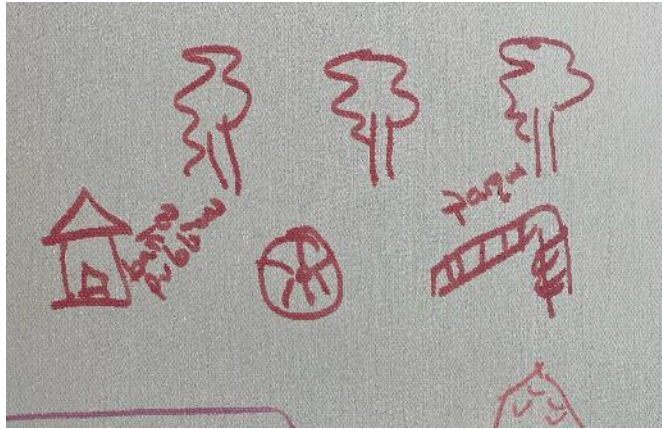
# Draft Proposed - Building Height Example (RB, RA, CG, CSL Zones)



\* or fewer units of equivalent value affordable at 40-50% of AMI



# What we heard: Community Priorities for open space



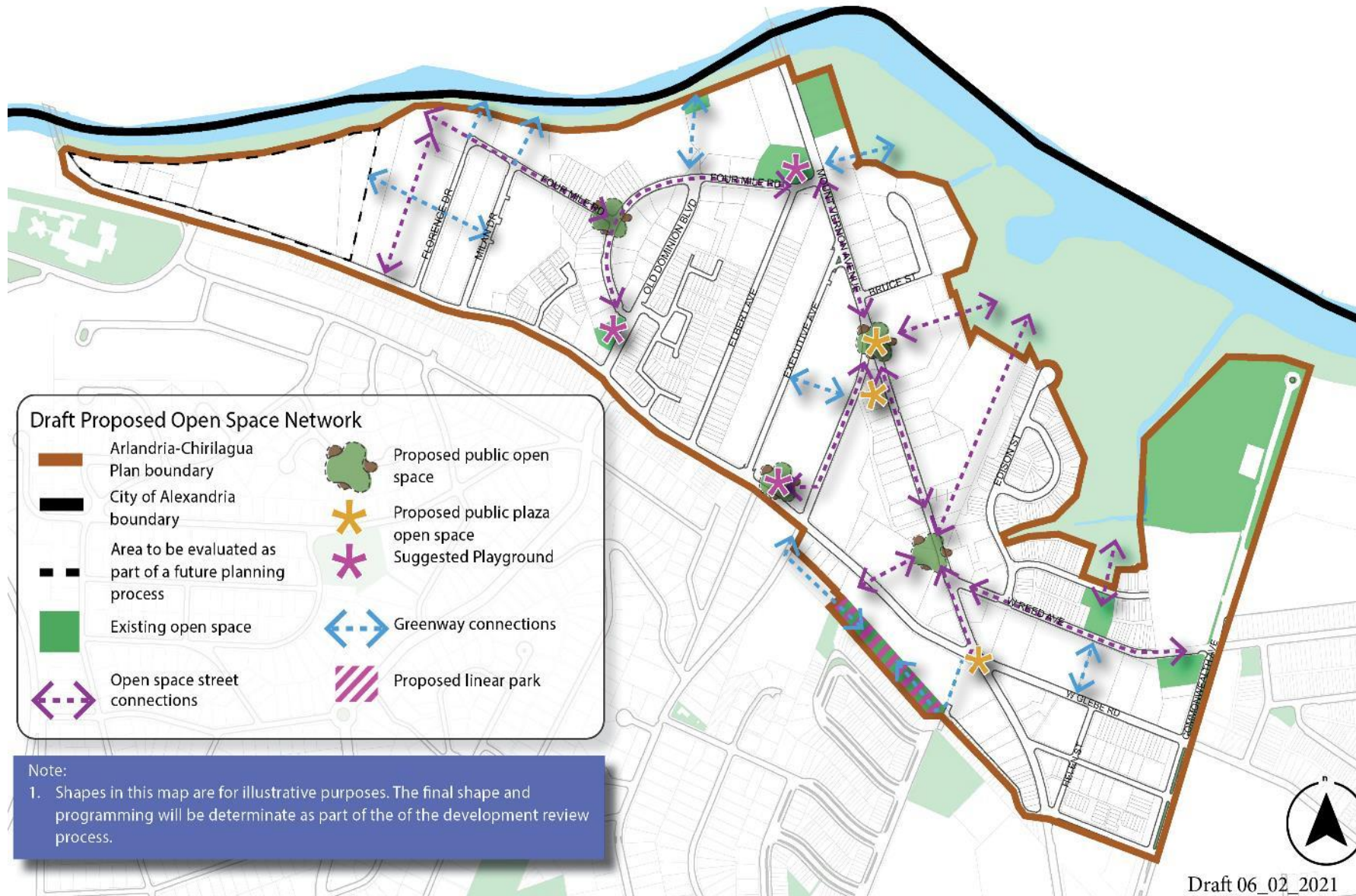
- **Diversity of Uses** – Active, Passive, Social/(Outdoor living rooms);
- **Park Facilities** – Picnic/BBQ, Bathrooms, Rec Centers/Gyms, water parks, pool facilities, lights in the parks;
- **Playgrounds** – Playgrounds for children of all ages with public bathrooms.





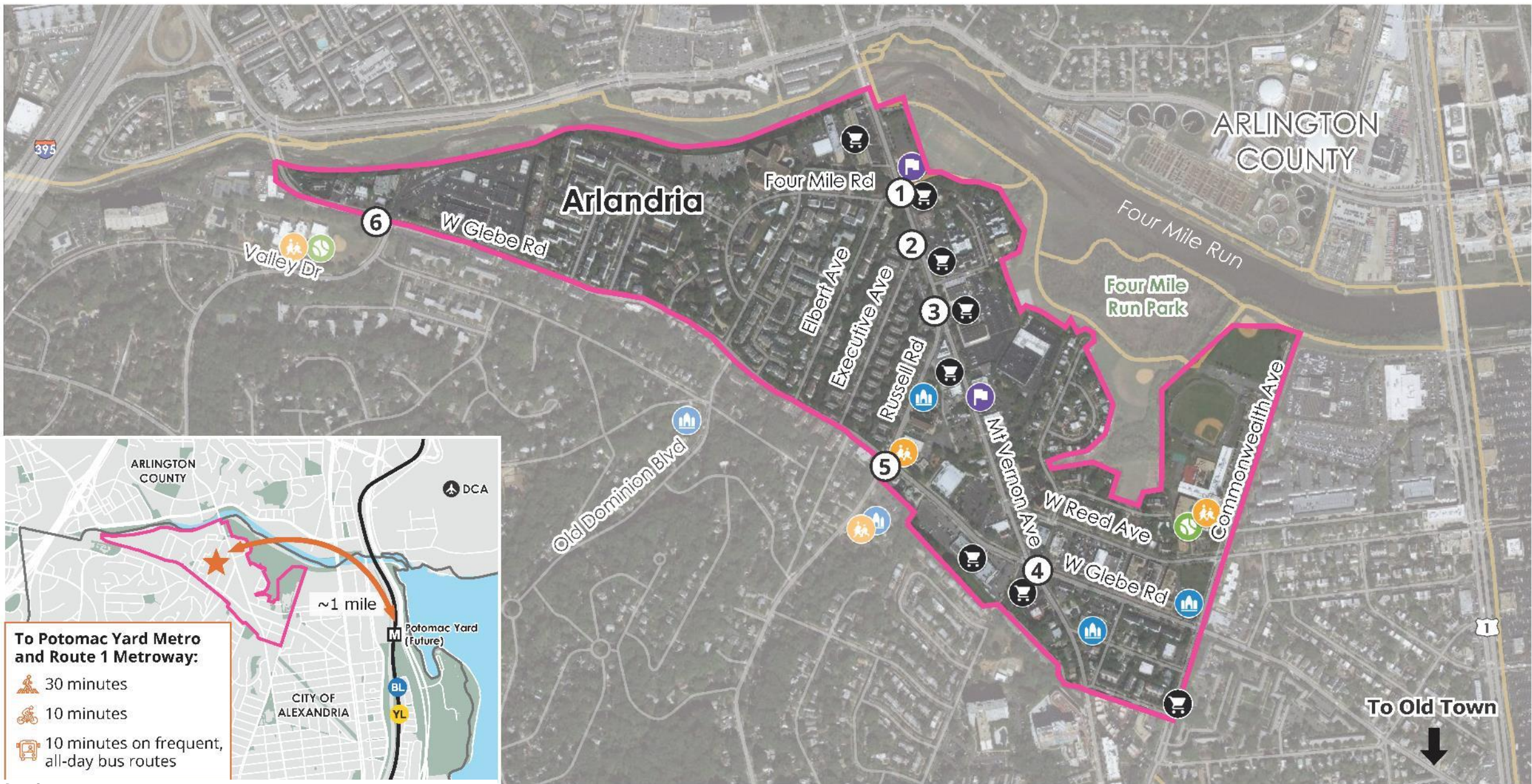


# Draft Proposed Open Space Network



- Promote a network of parks and playgrounds within walking distance of all residents
- Provide variety of inclusive parks and open spaces with areas for play, rest, exercise, education, entertainment, and gathering; outdoor living rooms
- Incorporate amenities/facilities: picnic areas, BBQ grills, water play, playspaces, restrooms, lighting; comfortable for parents and children of all ages





# Transportation Study Area Intersections



The City is updating the vision and action plan for the Arlandria-Chirilagua neighborhood to help us plan for changes in and around the community. The goal of this plan is to better manage development to make sure that affordability and quality of life is maintained. This phase of the plan update focuses on existing and future transportation conditions, which will inform the transportation chapter of the plan.

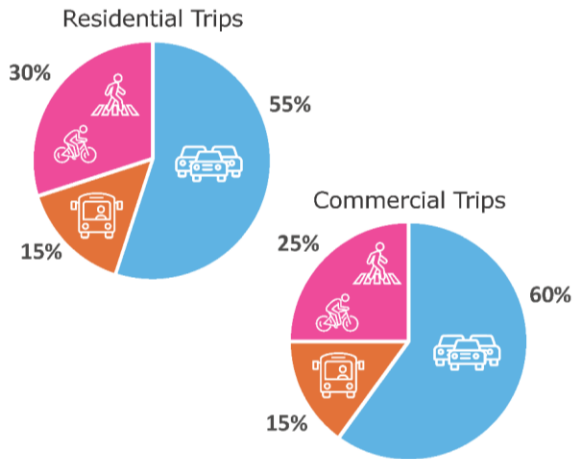
### Key Items for the Study

The team studied current conditions for transportation in the neighborhood.

We know that:

- » The neighborhood is served by **nine bus routes that offer frequent, all-day service.**
- » Walking, biking, and bus routes will connect to the **future Potomac Yard Metro station** when it opens in 2022.
- » Many current and future destinations can be **reached easily by walking, biking, and public transit.**
- » Right now, **a lot more people get around by biking, walking, and riding the bus** than other areas of the City. Residents told us they would like improvements to each of these options, so with improvements, we are likely to see **more people choosing these ways of getting around in the future.**

How People Will Get Around in the Future



The study also considers changes in the transportation system since the last plans were approved, which include:



Parking Standards for New Developments



ALEXANDRIA  
Transit Vision  
Your City. Your Transit Network.



capital bikeshare



Transportation Network Companies



Car Sharing



Dockless Mobility



The City is planning many improvements to the transportation system. The study also considers these upcoming improvements and future conditions, which include:



New DASH Network of frequent, all-day bus service



New Potomac Yard Metro station



Street improvements that meet the needs of all users



Design and policy efforts to eliminate traffic deaths and serious injuries



Smart Mobility

Investments in technology that improve street safety and traffic management



Goals and actions to expand rail, bus, bike, and pedestrian infrastructure and reduce automobile dependency

### Future Transportation Conditions

The project team estimated what transportation might be like in the future using information about the future number of people and planned development. It is expected that travel in the neighborhood will remain efficient and convenient.

**In the next 20 years:**



The number of residents in Alexandria will continue to increase.



New planned development includes additional affordable housing and community amenities.



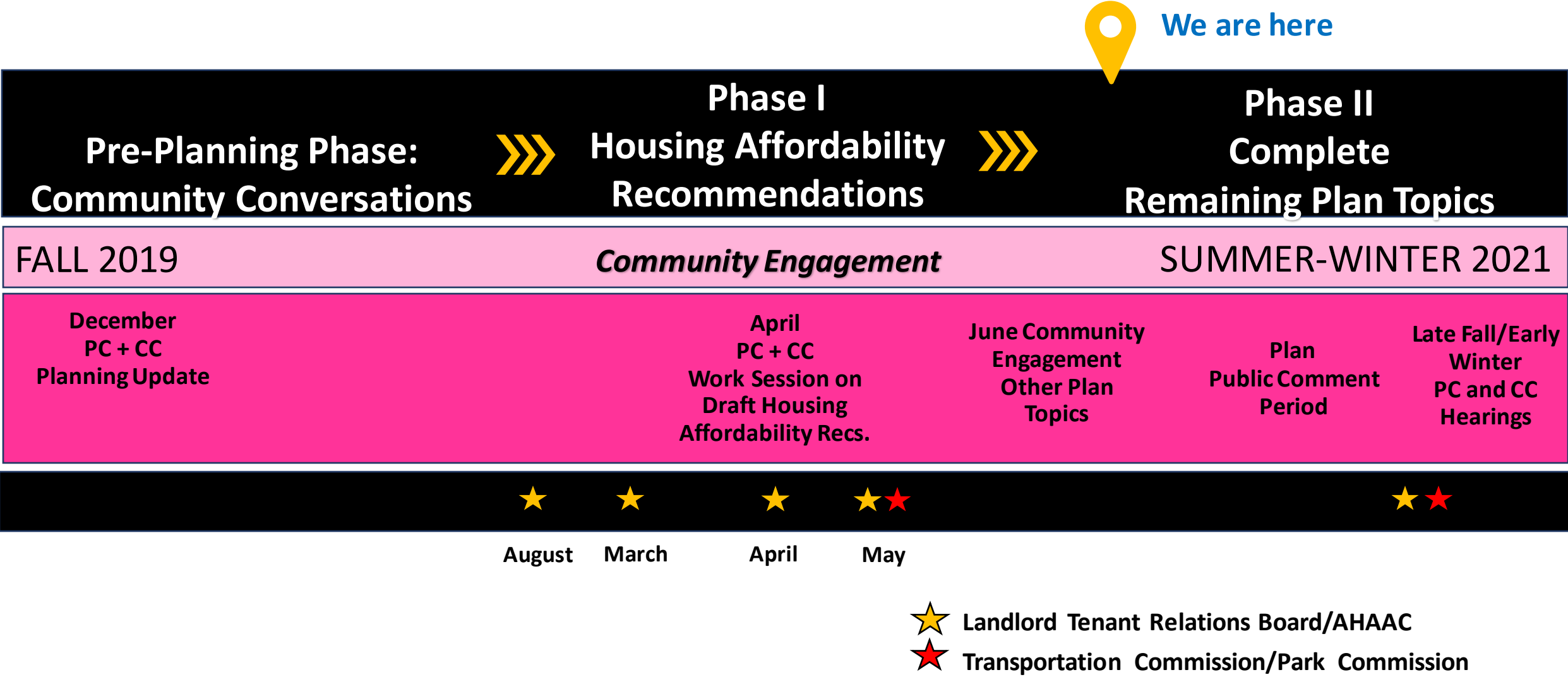
Local and regional destinations will be easy to reach by walking, biking, and riding the bus.



Minimal additional vehicular delay is expected along Mount Vernon Avenue and West Glebe Road (about 3 additional seconds at intersections).



# Project Schedule



# Next Steps

## **Summer**

- Collect feedback on the Draft Plan recommendations through pop-ups, virtual meetings, online questionnaire
- Wrap up and synthesize public comments to inform final plan

## **Early Fall**

- Present final draft recommendations to Alexandria Housing Affordability Advisory Committee, Landlord Tenant Relations Board, Park and Recreation and Transportation Commissions for review and endorsement
- Present final draft recommendations to Planning Commission and City Council
- Release Final Draft Plan for public comment

## **Late Fall/Early Winter**

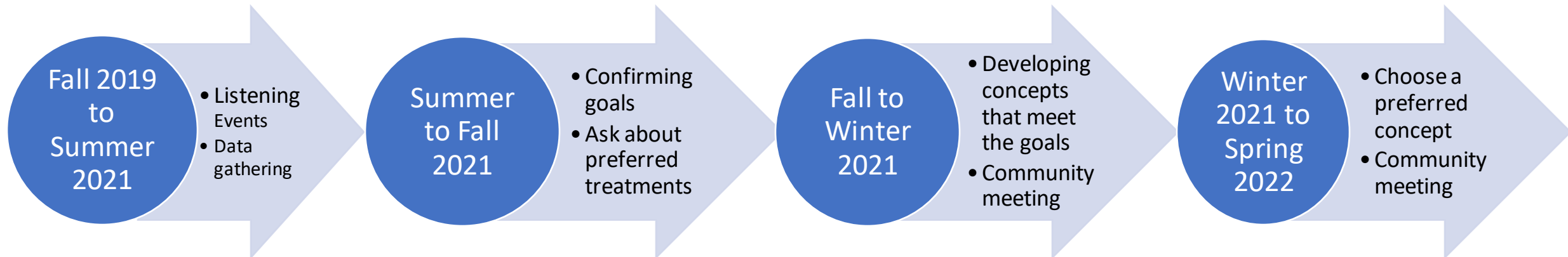
- Planning Commission and City Council Public Hearings



# Mt Vernon Avenue North

## Complete • Streets • Project

- **Who:** Dept. of Transportation and Environmental Services **AND YOU!**
- **Goal:** Improve safety, comfort, and convenience for all ages, abilities, and ways of getting around
- **Study Area:** Four Mile Run Stream to W. Glebe Road
- **Timeline:**



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# Q+A

**Project web page**  
<https://www.alexandriava.gov/planning/info/default.aspx?id=110833>  
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